

**EAST LAKE VILLAGE SHORES COMMUNITY ASSOCIATION  
MAINTENANCE RESPONSIBILITY MATRIX FOR HOA MAINTAINED ITEMS**

ITEM	ELVSC Association	Remarks
Decks/Balcony	X	The Association only maintains the top coat/seal to the decking surface. Decks are resurfaced on average every 4 years. All layers below the surface are owned and are to be maintained, repaired and/or replaced by each Owner <i>prior</i> to resurfacing.
Fence (painting) -perimeter/party wall	X	The Association paints unless damage to paint is caused by an Owner.
Fence (repair)	X	The Association maintains, repairs and replaces the wrought iron fences unless damage to the wrought iron is incurred by an Owner and/or an Owner maintained item, i.e. trees/landscaping, etc.
Graffiti/Vandalism	X	Only graffiti/vandalism on common area elements will be handled by the Association. Graffiti is handled by the City of Yorba Linda on walls facing the streets, even if they are individually (or HOA) owned. Graffiti hotline to the City is 714-961-7100. If a H/O witnesses graffiti, they are to call 800-782-7463.
Landscape	X	The Association has an easement to maintain the landscaping from the front gates to the streets and the medians at the end of each street excluding Via Maria. This includes irrigation, trees and plants. Damaged caused to the landscape easement areas will be assessed and paid for by the respective party.
Light Poles/Outlets	X	Street light poles located within the community are maintained, repaired and replaced by the Association. Pole lights that are not on the Association private streets are Edison Pole Lights and are not to be repaired by the Association. Electrical outlets located within the common areas are maintained, repaired and/or replaced by the Association.
Mailbox (repair/replace)	X	The Association maintains, repairs and replaces the mailbox cluster and post on each street. Owners are responsible for lost or stolen keys.
Paint Exterior	X	<p>The Association paints exterior of home, front door(s), garage door, wrought iron and perimeter party stucco walls. Owners are responsible to pay for costs associated in painting patio covers, covered patios and any other improvements added to the exterior of the home and/or backyard.</p> <p>Owners are responsible for the maintenance, repair and/or replacement of any/all wood, stucco or building materials below the surface of the paint, including the utility door(s) and framing, all of which the Owner is required to maintain, repair and/or replace BEFORE the Association will paint the exterior surface of the home as heretofore described.</p> <p><b>ARC approval needed if owner is painting; contact StoneKastle Community Management for assistance with the application. Exterior touch up painting is homeowner responsibility.</b></p>

Parking Pads	X	Association repairs and/or replaces damaged Common Area Pads.
Roof – Leaks Repairs Maintenance Replacement	X	The Association is responsible to maintain, repair and/or replace the roof structure, down to but not including the plywood. The roof structure includes the felt underlayment, all flashings (i.e., valley metal, roof vents, pipe flashings, chimney flashing, metal flashings that wrap around items, etc.), and the roof shingles/tiles. (Unless damage to roof was caused by Homeowner).
Skylights	X	The Association ONLY maintains or replaces the exterior flashing around the skylight.
Trash pick-up	X	

\*Any items not mentioned in the above table are deemed to be maintained by the Owners.